

Table 16: Income Categories and Affordable Housing Costs -Ventura County

	Annual Income Limits	Affordable Monthly Housing Costs	Rental Utility Costs (2021)	Ownership Utilities & Taxes	Maximum Affordable Rent	Affordable Home Price
Extremely Low Income (0-30% AMI)						
1-Person	\$23,700	\$593	\$190	\$397	\$403	\$51,424
2-Person	\$27,100	\$678	\$199	\$436	\$479	\$63,613
3-Person)	\$30,500	\$763	\$225	\$492	\$538	\$71,322
4 Person	\$33,850	\$846	\$249	\$545	\$597	\$79,343
5 Person	\$36,600	\$915	\$277	\$597	\$638	\$83,741
Very Low Income (30-50% AMI)						
1-Person	\$39,550	\$989	\$190	\$536	\$799	\$119,303
2-Person	\$45,200	\$1,130	\$199	\$595	\$931	\$141,128
3-Person	\$50,850	\$1,271	\$225	\$670	\$1,046	\$158,472
4 Person	\$56,450	\$1,411	\$249	\$743	\$1,162	\$176,130
5 Person	\$61,000	\$1,525	\$277	\$811	\$1,248	\$188,236
Low Income (50-80% AMI)						
1-Person	\$63,250	\$1,581	\$190	\$743	\$1,391	\$220,800
2-Person	\$72,300	\$1,808	\$199	\$832	\$1,609	\$257,186
3-Person	\$81,350	\$2,034	\$225	\$937	\$1,809	\$289,091
4 Person	\$90,350	\$2,259	\$249	\$1,040	\$2,010	\$321,309
5 Person	\$97,600	\$2,440	\$277	\$1,131	\$2,163	\$344,979
Moderate Income (80%+ AMI)						
1-Person	\$83,000	\$2,075	\$190	\$916	\$1,885	\$305,381
2-Person	\$94,850	\$2,371	\$199	\$1,029	\$2,172	\$353,758
3-Person	\$106,700	\$2,668	\$225	\$1,159	\$2,443	\$397,655
4 Person	\$118,550	\$2,964	\$249	\$1,286	\$2,715	\$442,078
5 Person	\$128,050	\$3,201	\$277	\$1,397	\$2,924	\$475,384
Source: CA Dept. of Housing and Community Development (2021) and Veronica Tam & Associates Assumptions: 2021 HCD income limits; 30% gross household income as affordable housing cost; 35% of monthly affordable cost for taxes and insurance; 10% down payment; and 3% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on 2021 Area Housing Authority of the County of Ventura Utility Allowances.						